

Landowner Specific Narrative Summary**Michael R. Farris Revocable Trust, Julie Kathleen Farris Revocable Trust, Michael and Julie Farris, Ray A. and Helen I. Farris**

ATXI has been unsuccessful in obtaining easements from the Farris family. The Farris family owns six parcels at issue located along the Kansas to Sugar Creek segment of the Project in Clark County, Illinois. ATXI is seeking eminent domain authority for transmission line easements over parcels internally designated as: (i) A_ILRP_KS_CL_087, A_ILRP_KS_CL_087-1, and A_ILRP_KS_CL_089, which are jointly owned by Mr. Ray A. and Mrs. Helen I. Farris (Michael and Julie Farris have entered a contract to purchase these properties) and (ii) A_ILRP_KS_CL_082_ and A_ILRP_KS_CL_099, which are jointly owned by the Michael R. Farris Revocable Trust and the Julie Kathleen Farris Revocable Trust. ATXI is also seeking eminent domain authority for two access routes over (i) A_ILRP_KS_CL_082 and (ii) A_ILRP_KS_CL_082-1, which is owned by Mr. Michael Farris. Mr. Michael Farris has served as the primary contact for all six of the Farris properties. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. Farris on at least 105 occasions, including at least 4 letters, 33 in-person meetings, 30 phone calls, and 38 voicemails.

On November 26, 2013, at an in-person meeting, the agent met with Mr. Michael Farris and provided him maps of the proposed transmission line and explained the initial compensation packages for his properties at issue in this proceeding. During the next in-person meeting in January of 2014, Mr. Farris explained that he didn't want the route going through his tiled fields, but that he would consider moving the line to the west side of his property. The agent informed Mr. Farris that he would need to get approval from the other affected landowners before ATXI could evaluate the line relocation. Mr. Farris stated that he would discuss the line's location with his father.

For the next six months, despite several agent attempts, Mr. Farris did not respond to the land agent. Finally, on July 23, 2014, Mr. Farris granted verbal permission for a civil survey and

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stated that he would be willing to discuss the tracts at issue on the next rainy day. Again in November of 2014, Mr. Farris told the agent that he would discuss the easements with him when the harvest was complete.

That next substantive meeting did not occur until January of 2015. During this meeting, Mr. Farris committed to provide crop yields, sales comparables, and any language changes from his attorney, as soon as possible. Throughout the remainder of 2015, the agent made multiple attempts to obtain this promised information and to schedule a meeting, without success. The next substantive meeting occurred on December 1, 2015, and again Mr. Farris committed to provide crop yields and sales comparables. Mr. Farris also requested certain language changes and proposed a route adjustment. At the meeting's conclusion, the parties agreed to meet the following week to discuss the pole relocation and Confidential Settlement Agreement (CSA) language. For the next eight months the agent made multiple attempts to schedule this meeting without success.

Finally, the parties met on August 12, 2016, and Mr. Farris questioned the valuation for one of the access routes, and requested to reschedule the meeting to include his father Ray, who was not currently available. The following week, Mr. Ray Farris and Mr. Michael Farris met with the agent, who presented an increased offer for the access road on 082-1. Mr. Farris requested movement of two poles on 082 and requested additional language in the CSA. ATXI agreed to include the requested language and move one of the poles on 082.

The sole remaining issue appears to be compensation. Throughout the negotiations, Mr. Farris has committed to provide crop yield information and sales comparables. The agent has made multiple attempts to obtain that information, but as of October 17, 2016, Mr. Farris has not provided any crop information or sales comparables.

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ATXI has engaged in negotiations with Mr. Farris for over two and one-half years.

During these extended negotiations, ATXI has agreed to increase its offer, to relocate a pole and to include additional terms in a CSA. Despite these efforts, the parties still have a fundamental disagreement regarding the appropriate amount of compensation. Given this disagreement and the substantial length of negotiations, ATXI believes it is unlikely that the parties will reach a voluntary agreement in a time frame supportive of this line segment's in-service date. Therefore, ATXI requests eminent domain authority over these parcels.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10-1-13 ☐
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Charlotte McLean ☒
for Ray Wimp

Clark County, IL

Tax Id: 13-10-06-00-100-002



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



- Routes
- Tracts
- Adjacent Tracts
- Section Boundary

0 187.5 375 750 1,125 Feet

Michael R. Farris

Tract No.:A_ILRP_KS_CL_082

Date: 8/5/2016

Clark County, IL

Tax Id: 13-10-06-00-100-002



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2245 Texas Drive, Suite 200
Sugar Land, TX 77479

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Michael R. Farris

Tract No.:A_ILRP_KS_CL_082-1

Date: 10/6/2016

Date: 8/5/2016

EXHIBIT "A"

TRACT 1

A 4.613 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, CLARK COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT A IN DEED TO MICHAEL R. FARRIS, TRUSTEE OF THE MICHAEL R. FARRIS REVOCABLE TRUST AND JULIE KATHLEEN FARRIS, TRUSTEE OF THE JULIE KATHLEEN FARRIS REVOCABLE TRUST, RECORDED IN BOOK 264, PAGE 100 OF THE DEED RECORDS OF CLARK COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 70 (VARIABLE WIDTH RIGHT-OF-WAY), FROM WHICH AN 8-INCH WOOD POST FOUND AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS SOUTH 45 DEGREES 37 MINUTES 04 SECONDS WEST, A DISTANCE OF 1,824.98 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1007088.17, E:1200342.48;

THENCE NORTH 00 DEGREES 03 MINUTES 14 SECONDS WEST, LEAVING SAID NORTH RIGHT-OF-WAY-LINE, A DISTANCE OF 1,342.92 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID NORTHWEST 1/4;

THENCE NORTH 89 DEGREES 24 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 150.01 FEET TO A POINT FOR CORNER, FROM WHICH A 10-INCH POST FOUND AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 89 DEGREES 24 MINUTES 46 SECONDS EAST, A DISTANCE OF 1,265.36 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 14 SECONDS EAST, LEAVING SAID NORTH LINE, A DISTANCE OF 1,337.10 FEET TO A POINT FOR CORNER IN SAID NORTH RIGHT-OF-WAY LINE AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 10 MINUTES 55 SECONDS, A RADIUS OF 3,943.81 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 11 MINUTES 31 SECONDS WEST, 150.17 FEET;

THENCE WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 150.18 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 200,930 SQUARE FEET OR 4.613 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

Michael W. Gerberick

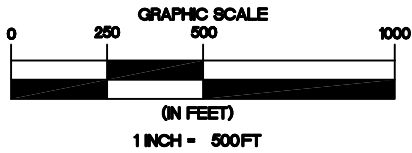
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 08/19/2015



EXHIBIT "A"

TRACT 1



JAMES E. BOUCHER AND
KIMI E. CLARK
BOOK 263, PAGE 395
D.R.C.C.I.
A_ILRP_KS_CL_080

STEVEN D. HOWARD AND
PATRICIA A. HOWARD,
HUSBAND AND WIFE
BOOK 204, PAGE 334
D.R.C.C.I.
A_ILRP_KS_CL_081

SECTION LINE

SECTION LINE

N89°24'46"E 1265.36'

P.O.R.— 10" POST FOUND
NE COR NW 1/4 SEC 6

SECTION 6
TOWNSHIP 11N
RANGE 10W

TRACT 1
PROPOSED 150'
WIDE EASEMENT
4.613 ACRES
(200,930 S.F.)

P.O.B.—TRACT 1
GRID COORDINATES
N:1007088.17
E:1200342.48

TRACT A
MICHAEL R. FARRIS, TRUSTEE OF
THE MICHAEL R. FARRIS
REVOCABLE TRUST
AND
JULIE KATHLEEN FARRIS,
TRUSTEE OF
THE JULIE KATHLEEN FARRIS
REVOCABLE TRUST
BOOK 264, PAGE 100
D.R.C.C.I.
A_ILRP_KS_CL_082

SECTION LINE

INTERSTATE 70
(VARIABLE WIDTH RIGHT-OF-WAY)

SECTION 6
TOWNSHIP 11N
RANGE 10W

S45°37'04"W 1824.98'
P.O.R.— 8" WOOD POST
SW COR NW 1/4 SEC 6

TRACT 2

LEGEND

D.R.C.C.I.

P.O.B.

P.O.R.



DEED RECORDS
CLARK COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
8" WOOD POST FOUND
CALCULATED POINT

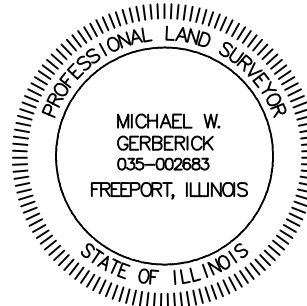
SECTION LINE

SUBJECT PROPERTY LINE

PROPERTY LINE

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 07

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/19/2015
SCALE: 1" = 500'
TRACT ID: A_ILRP_KS_CL_082
DRAWN BY: AMS



150' TRANSMISSION
LINE EASEMENT
SUGAR CREEK TO KANSAS
SECTIONS 6 AND 17, TOWNSHIP 11 NORTH,
RANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN
CLARK COUNTY, ILLINOIS